BILL GARRETT, Davidson County
Trans:T20150013625 DEEDWARR
Recvd: 02/25/15 09:51 3 pgs
Fees:18.00 Taxes:2127.13
20150225-0016035

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14374

Send Tax Bills To:

NEW OWNER

New Owner is:
Patrick Steven Murphy
1140 Greenfield Avenue
Nashville, TN 37216

MAP: 072-03-0

PARCEL: 285.00 & 284.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Triumphant Mercy Ministries** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick Steven Murphy and wife, Holly Gay Murphy**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1140 & 1144 Greenfield Avenue, Nashville, TN 37216**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Tract 1: (1144 Greenfield Avenue)
LAND in Davidson County, Tennessee, being the easterly part of Lot No. 99 on the map of Inglewood Place, of record in Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 99 fronts 68.8 feet on the southerly side of Greenfield Avenue and runs back between lines, 189.75 feet on the easterly line, along the westerly margin of Katherine Street and 187.5 feet on the westerly line, to the northerly line of Lot No. 76, measuring 68.8 feet thereon.

BEING the same property conveyed to Triumphant Mercy Ministries by Quitclaim Deed from R.E. Wagner, unmarried, dated 1/10/07 and recorded 1/11/07 in Instrument No. 20070111-0004625; and being part of the same property previously conveyed to R.E. Wagner, unmarried, by Warranty Deed from Carla Y. McWhirter-Sircy, dated 6/30/05 and recorded 7/8/05 in Instrument No. 20050708-0079071, Register's Office for Davidson County, Tennessee.

Tract 2: (1140 Greenfield Avenue)
LAND in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 98, and the westerly 70 feet of Lot No. 99, on the plan of Inglewood Place, as of record in Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 98 and 99 join each other and together front 85 feet on the southerly side of Greenfield Avenue and run back between parallel lines 180.75 feet, more or less, to the northerly line of Lots 76 and 77 on said plan.

BEING the same property conveyed to Triumphant Mercy Ministries by Warranty Deed from R.E. Wagner, unmarried, dated 5/15/06 and recorded 5/18/06 in Instrument No. 20060518-0058556, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of February, 2015.

GRANTOR(S):

Triumphant Mercy Ministries

BY: Keith Curlee, President

Keith Curlee, President

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Keith Curlee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **President** of the **Triumphant Mercy Ministries** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of February, 2015.

NOTARY PUBLIC
My Commission Expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$574,900.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of February, 2015.



NOTARY PUBLIC
My commission expires:_____